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April 26, 2005

Honorable Dickinson R. Debevoise
M.L. King Jr., Federal Bldg. And Courthouse
Room 5083
50 Walnut Street
Newark, New Jersey 07012

Subject: Newark Coalition for Low Income Housing vs. Newark
Housing Authority et.al.
Quarterly Construction Report; April 15, 2005
New Construction Report

Dear Judge Debevoise:

Enclosed please find a copy of the Authority's construction report as of April 15, 2005, provided pursuant to the provisions of the Court Orders in the subject case. If you have any questions, please contact me at 973-273-6564.

Respectfully submitted,

Oliver Lofton
General Counsel

OL:g

Enclosure

cc: Harold Lucas
Raymond Brown, Esq.
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NEW TOWNHOUSE CONSTRUCTION QUARTERLY STATUS REPORT

APRIL 15, 2005

This is the current status report of the Authority's development pursuant to the Court Order in the Newark Coalition for Low Income Housing vs. the Housing Authority of the City of Newark and HUD.

The following New Developments are complete:

Project NJ 2-39, Betty Shabazz Village; (124 Units)

Project NJ 2-40, Serenity; (100 Units)

Project NJ 2-41, Oscar Miles Village; (199 Units)

Project NJ 2-42, (194 Units)

Project NJ 2-43, (100 Units)

Project NJ 2-44, Rosario Villa; (94 Units)

Project NJ 2-45, (100 Units)

Project NJ 2-46, (96 Units)

Project NJ 2-47, (100 Units)

Project NJ 2-52, Wynona Lipman Gardens; (300 Units)

Total 1503 Units

Project NJ 2-49; Tony Gomes Construction Company

This project consists of 88 units and a community building to be built on South Twelfth Street, Peshine Avenue, Jelliff Avenue, Hunterdon Street, and Clinton Avenue in the Lower Clinton Hill Area. Tony Gomes Construction was designed as the developers on January 22, 2004. HUD PHA comments were received on August 26, 2004. Pending submission of additional information, PHA proposal approval is expected Spring 2005.

**New Townhouse Construction
Quarterly Status Report**

Project NJ 2-50: Claremont Construction

This project consists of 88 units and a community building. Many of the units are to be constructed on land located on scattered sites in the North, Central and South Wards. Claremont Construction Corporation was designated the developer on February 26, 2004. Newark Central Planning Board and HUD PHA approvals have been obtained. Final construction plans and specs are completed. A Turnkey Contract of Sale has been approved. Construction has been started in January 2005 and is expected to be completed by April 2006.

Project NJ 2-53: Tony Gomes Construction Company

This is a project that consists of 56 units and a community building that will be constructed on two blocks located on Elizabeth Avenue and a block between Hillside Avenue and Irvine Turner Boulevard. Tony Gomes Construction is the designated developer. Final plans and specs are approved. HUD PHA proposal and Newark Planning Board approvals have been obtained. A Turnkey Contract of Sale has been approved by HUD.

This project has been seriously delayed because of various problems such as the lack of building permits to be issued by the City of Newark which impact on obtaining construction financing that is required for a Payment and Performance Bond.

The NHA is evaluating its options on how to move this project forward.

	Units	% of Total
Completed Units	1503	87%
Units Under Construction	144	8%
Units Pending PHA Proposal Approval	88	5%
	1735	100%